



**Planning, Development  
and Transportation**  
Transportation Planning  
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**DATE:** 11.16.2015

**TO:** ProTrak

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■ **THE POINTE AT BARCLAY COMMERCIAL PHASE 1 [Plan Review # 1]**

↻ Initial Review Note ↻

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.

**TRAFFIC IMPACT:**

- ❖ A Traffic Impact Analysis (TIA) is underway for this development. Please contact me if you have any questions about the TIA review process and the scoping discussion.

**NCDOT:**

It is the Applicant's responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact Allen Hancock, PE at 910. 251.2655. Please note additional comments may be forthcoming once coordination occurs.

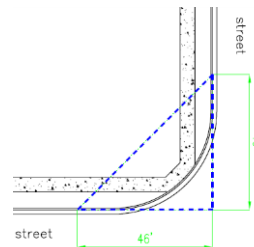
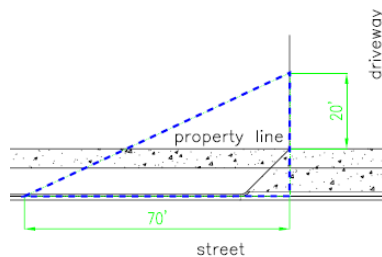
**TECHNICAL STANDARDS – NEW ROADS:**

1. The cross-section details for the roadway sections on sheet C-1.1 show 1.5" of asphalt pavement. The standard street cross section has a minimum of 3" of Asphalt. [\[SD 3-01 CofW Tech Stds\]](#)
2. The entrance and exit lane widths at the Roundabout on Barclay Pointe Blvd appears to be too narrow to accommodate Fire, Rescue and large truck traffic. Increase the lane widths to 14' between the face of curb and the face of the concrete splitter islands.
3. The proposed subdivision streets do not meet the minimum horizontal centerline radius of 100' for local streets.
4. The minimum street corner radii is 35'. [\[7-5 CofW Tech Stds\]](#)

**TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):**

5. Increase the entrance radius to the parking lots and driveways to R25', from the local streets, (Stonecrop Dr., Barclay Pointe Blvd., Dusty Miller Ln., etc.).
6. The site has constructed two right in and right out driveways on Barclay Pointe Blvd with concrete islands (near building #4). The street has a 15' median, therefore, these islands are unnecessary and hinder vehicular movement in these driveways. Remove the concrete islands.
7. Dimension driveway widths and tapers. [\[Sec.18-529 CofW LDC\]](#)

8. Ensure pavement markings are appropriate for one way travel lanes and entrance and exit lanes. A couple of the one-way arrows appear to be in the wrong direction.
9. The 5' sidewalk adjacent to the angled parking along Stonecrop Drive, Barclay Pointe Blvd., and Dusty Miller Ln. (north of Blockbuster Rd), does not have the minimum 2.5' vehicular overhang. Please place the plaza between the sidewalk and angled parking or increase the width of the sidewalk to 6.5'.
10. Provide sidewalk detail SD 3-10 on the plan. The plan shows brick street, brick crosswalk and brick sidewalk details. If all the crosswalks and sidewalks will be brick then SD 3-10 is not required.
11. Show all adjacent traffic signs and pavement markings on the plan. [Sec. 18-529(b)(2) CofW LDC]
12. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
13. Show and apply the City's 20'x70' sight distance triangle at each driveway and the City's 46'x46' sight distance triangle at each street corner intersection on the site plan and landscaping plan. [Sec. 18-529(c)(3) CofW LDC] Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [Sec. 18-566 CofW LDC]



#### TECHNICAL STANDARDS – PARKING:

14. The minimum radius is 25' for any portion of a parking lot adjacent to a travel way (i.e. islands at the end of a parking bay) for parking that is open to the public. If the travel way will not be used for emergency service vehicles or truck traffic, you may request a tighter radius, the minimum is 15'. This request must be made in writing (an email message is acceptable). [Chapter VII, Detail SD 15-13 CofWTSSM]
15. Portions of the proposed development do not appear to be in compliance with the 500'/800' rule pertaining to the maximum length of a private drive/parking lot. [Chapter VII, C (4), pg. 7-15 to 7-16 CofWTSSM]
16. Provide a turning movement analysis of a WB-50 vehicle and Fire Truck at driveway between building #4 and Building #5 and the roundabout on Barclay Pointe Blvd.
17. Please continue the sidewalk to the trash compactors and dumpsters, (building #4).

#### TECHNICAL STANDARDS – Barrier Free Design:

18. The tree wells appear to be blocking the sidewalk. The sidewalk area behind the tree wells appears to meet ADA requirements. 4' of the sidewalk must remain clear for pedestrian use.
19. The 5' sidewalk as proposed where adjacent to 60 degree parking spaces does not meet ADA requirements. An allowance for a 2.5' vehicle overhang must be considered. [Ch. VII, SD 15-13 CofWTSSM]
20. Please show location of handicap signs and provide details on the plan.
21. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the building. [Sec. 18-529(b)(2) CofW LDC]

#### GENERAL NOTES TO ADD TO THE PLAN:

- A. Install reflectors per City and NCDOT standards. Traffic Engineering must approve of pavement marking layout prior to actual striping.
- B. A landscaping plan indicating the location of required street trees shall be submitted to the City of Wilmington Traffic Engineering Division and Parks and Recreation Department for review and approval prior to the recording of the final plat. [SD 15-14 CofW Tech Stds]

**MISCELLANEOUS:**

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact Alina Jakubcanin at 341-7888, [Alina.Jakubcanin@wilmingtonnc.gov](mailto:Alina.Jakubcanin@wilmingtonnc.gov), to discuss street lighting options.
- ❖ Include appropriate City of Wilmington approval stamps prior to submitting final plans.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.